



HILTON KING & LOCKE  
SPECIALISTS IN PROPERTY



Pinewood Green, Iver Heath, Buckinghamshire. SL0 0QH.

£750,000 Freehold



**\*STUNNING, REFURBISHED EXTENDED SEMI\***

**\*SET ON A MARVELLOUS SECLUDED PLOT\***

**\*PRESENTED TO A VERY HIGH STANDARD\***

**\*GROUND FLOOR SHOWER ROOM PLUS FIRST FLOOR  
BATHROOM\***

**\*THREE GOOD SIZED BEDROOMS\***

A stunning, extended three bedroom semi, located in ever popular Pinewood Green and set on a quite marvellous and secluded plot.

The garden is a real feature of the home, and is absolutely ideal for entertaining in those summer months, plus also a great place to relax in. The garden offers a large patio, timber shed, shrub borders and is mainly laid to lawn.

The property has been the subject of major refurbishment by the present vendor, with just some of the improvements including a new kitchen, new bathrooms, windows, front and rear doors, plus redecoration throughout.

Internally, the impressive 20'4 x 11'10 kitchen/breakfast room is the hub of the home, and again is ideal for entertaining as it has bi-fold doors leading out to the garden. An array of modern units feature alongside two skylight windows which give the area lots of natural light.

The ground floor is semi open plan, and to the front is a great 20'9 x 14'8 bay fronted reception room, with its integrated Atmos speakers. Also on the ground floor is a shower room and dining/study area situated between the reception room and the kitchen.





Upstairs are three excellent sized, well proportioned bedrooms. Bedroom one measures 13' x 11' and has a feature bay fronted window, bedroom two overlooks the garden while bedroom three is an impressive 11' x 9'9". A contemporary styled bathroom completes the first floor.

There is own drive at the side leading to a detached 20'10 x 9'10 garage.

Pinewood Green is a popular residential road situated within sought after Iver Heath, the home of Pinewood Studios and a range of schools, recreational facilities and local shopping amenities.

As a Pinewood resident, there is a free weekly bus service to surrounding stations by Pinewood Film Studios.

There is also easy walking access to the beautiful woodland walks at Black Park and Langley Park which are ideal for families and dog walkers.

The larger centres of Uxbridge and Gerrards Cross provide a wider range of shopping facilities. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports. Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools.



#### Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

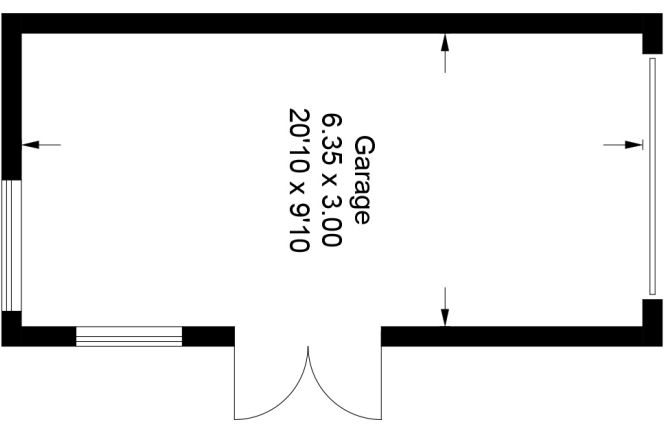
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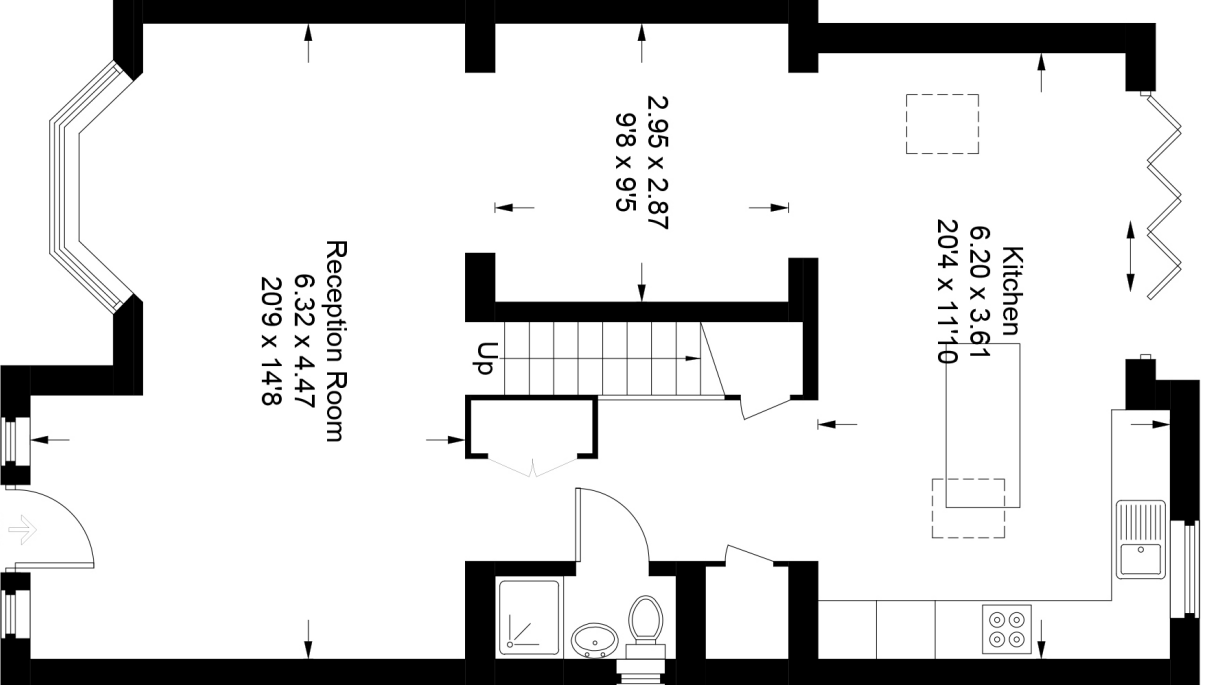
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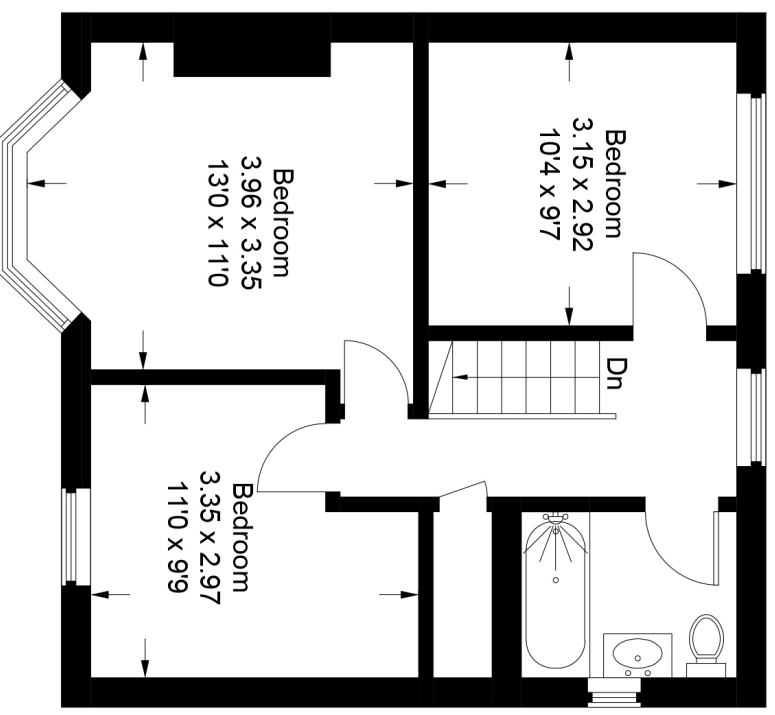
Approximate Gross Internal Area  
Ground Floor = 70.2 sq m / 756 sq ft  
First Floor = 44.0 sq m / 474 sq ft  
Garage = 19.0 sq m / 204 sq ft  
Total = 133.2 sq m / 1,434 sq ft



(Not Shown In Actual  
Location / Orientation)



## Ground Floor



## First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.